



**Snohomish County**

**Facilities & Fleet Management**  
*Courthouse Project*

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*County Executive*



## **Snohomish County Courthouse Renovation and Addition**

Project Status Report August 2020 Update

Financial Reporting through July 31, 2020

## **Table of Contents**

<b>Project Dashboard</b>	<b>1</b>
Budget Status Summary	
Schedule Status Summary	
Risks & Closely Monitored Issues	
Contingency Allowance Usage	
<b>Coronavirus-Related Impacts</b>	<b>2</b>
<b>Current Construction Progress</b>	<b>2</b>
<b>Upcoming Construction Activities</b>	<b>3</b>
<b>Project Scope</b>	<b>4</b>
<b>Pending Changes</b>	<b>4</b>
<b>Communications</b>	<b>5</b>
<b>Appendix A: Budget Status</b>	<b>6</b>
Actuals	
Approved Cost Events	

## PROJECT DASHBOARD

### Budget Status Summary

	Project As Approved 07/30/2018	Expended To Date 07/31/2020	Percentage Complete
Total Project Budget *	\$76,138,353	\$56,133,853	73.73%
Contingencies & Allowances **	\$3,448,563	\$1,384,967	40.16%
Project Duration***	151 weeks	109 weeks	72.19%

#### NOTES:

\* Per scope approved by Council 7/30/2018, including removal of the Art Allowance. Scope remains unchanged from that which Council approved.

\*\* Contingencies and allowances are included in the Total Project Budget.

\*\*\* Based on Hoffman Construction's projected substantial completion.

### Schedule Status Summary

Council Approval / Notice To Proceed	07/30/2018
Phase 1 Completion	03/12/2020
Phase 2 Substantial Completion*	06/14/2021*

\* Current Hoffman Construction projection

### Risks & Closely Monitored Issues

1. Risks to schedule and budget from pandemic-related labor shortages and social distancing safeguards; see *Coronavirus-Related Impacts* on p. 2 and *Pending Changes* on p. 4.
2. Potential for undiscovered conditions inside the Courthouse during Phase 2 renovations.
3. Minimizing disruptions to Superior and District Courts' operations. Communications between Courts and construction field supervision is frequent and well-managed.
4. Site Security: Securing and safeguarding tools / materials, controlling construction access.
5. Maintaining accessible walking routes within or through selected building renovation areas.

### Owner Contingency Usage

DAC	Description	Approved to Date	Balance
6005	Original Balance	(\$0)	\$2,207,087
6005	2018 Usage	(\$184,365)	\$2,391,452
6005	2019 Usage	\$523,753	\$1,867,699
4118	2019 Usage	\$74,675	\$1,793,024
4103	2019 Usage	\$5,957	\$1,787,067
6005	Q1 2020 Usage	\$231,001	\$1,556,066
4103	Q2 2020 Usage	\$2,711	\$1,553,355
6005	Q2 2020 Usage	\$519,267	\$1,034,088
6005	July 2020 Usage	\$46,124	\$987,964
4103	July 2020 Usage	\$16,488	\$971,476
4122	July 2020 Usage	\$24,742	\$946,734
4103	Aug 2020 Usage	\$14,238	\$932,496
6005	Sept 2020 Usage	\$14,169	\$918,327
6005	<b>User-Funded Items To Date</b>	<b>(\$388,761)</b>	\$1,307,088
<b>Total:</b>		<b>\$929,385</b>	<b>\$1,307,088</b>

6005 Hoffman Construction

4122 Mayes / Terracon

4118 Performance Abatement

4103 SLAM Collaborative (formerly CBRE Heery Architecture)

### Hoffman Contingency Usage

DAC	Description	Approved to Date	Balance
6005	Original Balance		\$1,276,929
6005	2018 Usage	(\$0)	\$1,276,929
6005	2019 Usage	\$25,233	\$1,251,696
6005	Q1 2020 Usage	\$89,954	\$1,161,742
6005	Q2 2020 Usage	\$10,687	\$1,151,055
6005	Jul 2020 Usage	\$8,226	\$1,142,829
<b>Total:</b>		<b>\$134,100</b>	<b>\$1,142,829</b>

### Hoffman Allowance Usage

DAC	Allowance Description	Approved to Date (Running Subtotals)	Balance
6005	Addendum 4 not incorporated into bids	\$150,000	\$0
6005	Replace existing faulty piping	\$25,000	\$0
6005	Remove/reinstall items to facilitate work	\$42,867	\$57,133
6005	MEP temp workarounds not identified	\$70,246	\$59,754
6005	Non-backchargeable trade damage	\$17,999	\$52,001
6005	Selective OT to maintain schedule	\$14,308	\$25,692
6005	Allowance – Existing slab patching/infill not shown	\$1,062	\$13,938
<b>Total:</b>		<b>\$321,482</b>	<b>\$208,518</b>

## Coronavirus-Related Impacts

### current as of August 15

On July 10, Hoffman Construction filed a claim in response to the County's denial of a May 13 proposed change order requesting compensable time related to pandemic impacts. Hoffman is requesting 68 workdays and \$759,834. As of September 1, Snohomish County has denied the claim. The Project Team and Hoffman are reaching consensus on tracking COVID-related compliance costs.

On April 7, the County notified Hoffman Construction and Performance Abatement that the COVID-19 pandemic constitutes a force majeure event. (*Other examples of force majeure are natural disasters and unusually severe weather conditions.*) The County neither requested nor required Hoffman and Performance to continue work, but notified both firms that they proceed at their own risk.

Both Hoffman and Performance opted to continue working.

- While the Courthouse is one of several regional construction projects deemed essential, the pandemic still impacts contractors, subcontractors, and their suppliers.
- Hoffman has forwarded to the County notices from some of their subcontractors regarding likely upcoming schedule impacts resulting from COVID-19.
- Hoffman and Performance are performing their contractual duties to notify the County of potential schedule and/or cost impacts.

As a result, building user groups will remain in temporary offices longer than originally scheduled. The exact length of schedule delays is still being calculated, and is dependent upon available labor.

## Current Construction Progress

### Since previous report

Hoffman and/or Performance have:

- Continued the conversion of the vacated Jury Assembly, District Court Hearing Room, and Superior Court Programs areas into Courtroom 1A (replacement Criminal Hearings, first floor):
  - Completed framing and hanging drywall for the new walls in and around Courtroom 1A and associated offices, support areas, and corridors.
  - Continued in-wall and overhead installation of MEP (mechanical, electrical, and plumbing) systems and fire sprinkler piping in the same areas.
  - Began wiring the courtroom and associated offices, support areas, and corridors for power, lighting, data, fire alarms, and audio/visual.
  - Began setting carpet tile, pausing for millwork delivery and installation in late September.
- Converted the vacated first-floor restrooms into a new family restroom, interview room, and janitor's closet.
- Completed demolition of the vacated second-floor restrooms, which will then be divided into a family restroom, lactation room, and janitorial closet.
- Removed terrazzo flooring from the first floor's main public corridor and poured a new concrete floor.
- Replaced carpet tile in the main east-west public corridor on first floor.
- Set tile floors in the first floor's central public corridor and Courthouse elevator lobby.
- Hung sprinkler pipe in portions of four floors of the Courthouse.
- Performed the demolition and abatement on the Courthouse's second floor necessary for construction of the south

seismic shear wall and for rerouting MEP.

- Completed the ceiling grid and overhead lighting above the corridors and lobbies on the east side of the Courthouse's first floor.
- Completed abatement and demolition of the stairwell between second and third floors.
- Installed seismic collector plates above the ceilings in the vacated Office for Public Defense on the north side of first floor and, on the south side of the Courthouse, installed plates and studs for the first- and second-floor segments of the south seismic shear wall.
- Framed and walled the new departmental entry vestibule for the Office for Public Defense.
- Re-graded, added storm drainage, and added irrigation trenching to the Northwest Plaza near the corner of Wetmore Avenue and Wall Street.
- Completed abatement, demolition, and MEP reroutes and disconnections in the central area of second floor.
- Began installing new MEP connections over the main public corridor at the south edge of second floor.
- Began transforming the vacated second-floor restrooms into a family restroom, lactation room, and janitor's closet:
  - Overhead fireproofing and MEP installation.
  - Framing and hanging walls.
- Began renovations in portions of the Sheriff's Office on fourth floor. Completion of this early work will clear space needed for third-floor renovations and relocations. Currently, some Sheriff's operations are temporarily housed on third floor.

## Upcoming Construction Activities

### September / October 2020

Hoffman and Performance are actively working on the following:

- Turn over Courtroom 1A to Superior Court as the new Criminal Hearings Courtroom.
- Closing one third-floor Superior Court courtroom and jury room for renovations.
- Complete renovating the in-custody transport elevator and begin renovations of the adjacent elevator cars.
- Continue installing new MEP connections over the main public corridor at the south edge of second floor.
- Perform renovations and MEP reroutes above areas of the fourth floor.
- Continue irrigation and landscape work on the Northwest Plaza.
- Continue the transformation of the vacated second-floor restrooms into a family restroom, lactation room, and janitor's closet. This includes completing framing and installing in-wall MEP.
- Complete renovations on the north side of the Courthouse's first floor (Office of Public Defense and adjacent interview / meeting room).
- Install new ceilings in the first-floor public corridors.
- Complete early renovations on the south and west side of fourth floor.
- Ahead of turnover, begin commissioning and functional performance testing for first floor areas nearing completion.
- Begin forming the south concrete shear wall.

## Project Scope

This project will occur in two phases:

- Phase 1, substantially complete in March 2020.
  - New entry tower to the existing 1967 courthouse, to help right-size the building for the County's needs.
  - Seismic bracing for the existing courthouse via the addition (entry tower).
  - New jury assembly room, new accessible elevators, and a new public entry within the addition.
  - New, accessible restroom core within the existing courthouse.
- Phase 2 is in progress and, subject to change due to COVID-19, completion is estimated to be mid-June 2021.
  - Renovate the existing courthouse, to provide at least one accessible courtroom on each floor.
  - Seismic bracing via a shear wall on the building's south face.
  - Free up space within the existing courthouse for the limited provision of those separated circulations—public, private/staff, and secure/in-custody—which conform to modern courthouse operating practices.
  - Free up enough space within the existing courthouse to provide a permanent home for an existing superior court judicial seat.
- During both phases, as portions of the existing courthouse become available:
  - Remodel of selected Superior and District Court courtrooms.
  - Refurbish the existing public elevators.

## Pending Changes

- **COVID-19:** The pandemic is a force majeure event, as described in the Contract executed between Snohomish County and Hoffman Construction. Hoffman's sole remedy for delay resulting from this force majeure event is an extension of the construction schedule. Costs incurred by Hoffman and its sub-tiers to comply with continuation of work requirements are the result of Hoffman's decision to continue performance during the COVID-19 pandemic. Notwithstanding Hoffman's decision, the County has informed Hoffman that they are willing to discuss whether some compliance costs may ultimately be partially compensable, but cannot do so until Hoffman provides the requested documentation.
- Scope remains unchanged from that which was approved by the County Council on July 30, 2018.
- Revisions (see *Cost Events Approved Within The Last 60 Days*, page 9):
  - Hoffman Change Orders No. 18 through 22 and SLAM Collaborative (formerly Heery Architecture) Additional Service Request No. 10.
  - Hoffman Change Order No. 23, for \$14,169, approved and executed September 18, is listed under *Pending Changes*.
- The project team is reviewing several changes requested by Hoffman:
  - Windowsill replacement in two first-floor offices
  - Insulation changes
  - Sink changes in two breakrooms
  - Revised cooling tower access
  - Plumbing reroutes

## Communications

Courthouse Project Team members have worked with building users, the Courthouse Security Unit, and the Executive's Communications Office since mid-May 2018 to alert staff and public to the start and impact of construction.

Methods of communication include:

- Recurring virtual meetings with key building user groups during the current public health emergency.
- Weekly written project update, in lieu of physical meetings, for all building user groups and representatives of the Council and Executive's Office.
- Public Website:  
<https://snohomishcountywa.gov/4094/Campus-Courthouse>
- *Snohomish County Connects* articles.
- All Hands emails from Facilities.
- Slideshows on elevator lobby monitors in the administration buildings.
- Temporary signage on Campus and inside the Courthouse.
- Public and Staff Notices, posted to the website or attached to internal emails.
- Meetings with key building user groups to plan office moves for Phase 2.

The Project Team will continue to keep the public and County staff informed of major activities. Furthermore, in addition to the Council archiving this series of Council updates to Granicus, we are also distributing them via email to key building tenant contacts and archiving them to the project's public website.

## Appendix A: Budget Status

The budget status for the project is shown in the chart on the following pages. Costs and budgets are through the end of July 2020.

Items of note:

1. The tan-highlighted rows under *GCCM Costs* and *Project Soft Costs / Owner Direct* work represent the approved change orders which, at this stage of the project, are now appearing on subcontractor billing and are included in the *GCCM Direct Costs*. Out of due diligence, as of the May 2019 project status report, we have started tracking billing progress against each approved change order to date.
2. The tan-highlighted row for *Remaining Owner Project Contingency* corresponds to the approved change orders and the contingency status in Sections D and E.
3. The yellow-highlighted rows represent a change in tracking expenditures to date, as building commissioning services are being provided under the supervision of the GCCM compliance and project and construction management consultant. The *Expenditures To Date* and *Forecast To Complete* columns reflect this.
4. **UPDATED:** Building User-Funded Project Enhancements, which are externally funded by Courthouse tenant organizations (i.e., not funded by the project budget). This line reflects enhancements approved and included in executed change orders, using project contingencies as a “pass-through” to pay for them and to receive reimbursement funds from user groups. Expenditures and reimbursements will balance without impact on the project budget. Values are illustrated for tracking and overall accounting purposes.

To date, the project is tracking \$388,761 in user-funded project enhancements which will be reimbursed at year’s-end reconciliation.

DAC	ITEM	AMOUNT
6005	CE 432 - ASI 53 - Jury Assembly Platform	\$75,836
6005	CE 340 - RFI 395 Series AV Revisions	\$ 312,925



DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
<b>GCCM Costs</b>				
<b>DAC</b>	<b>GCCM Direct Costs</b>			
6005	Concrete   Interwest	\$ 4,490,500	\$ 4,180,244	\$ 310,256
6005	Masonry   Henson	\$ 220,160	\$ 44,110	\$ 176,050
6005	Exterior Stone Cladding   Western Tile	\$ 122,515	\$ 127,084	\$ (4,569)
6005	Structural Steel Framing   Steelkor	\$ 1,592,304	\$ 1,755,818	\$ (163,514)
6005	Decorative Metal   McClean	\$ 212,308	\$ 212,308	\$ -
6005	Finish Carpentry & Millwork   Artek	\$ 609,449	\$ 209,372	\$ 400,077
6005	Waterproofing   Milwaukee Floors	\$ 43,100	\$ 37,148	\$ 5,952
6005	Membrane Roofing   Snyder	\$ 421,450	\$ 391,878	\$ 29,572
6005	Architectural Sheetmetal   Kenco	\$ 1,406,415	\$ 1,340,234	\$ 66,181
6005	Doors, Frames & Hardware   Builders Hardware	\$ 364,625	\$ 315,144	\$ 49,481
6005	Overhead Coiling Grilles   Zesbaugh	\$ 13,463	\$ -	\$ 13,463
6005	Folding Doors   Won-Door	\$ 150,848	\$ 150,848	\$ -
6005	Aluminum Storefronts & Glazing	\$ 1,596,784	\$ 1,564,730	\$ 32,054
6005	Gypsum Board Assemblies & Ceilings   Alliance	\$ 3,961,904	\$ 2,699,463	\$ 1,262,441
6005	Tiling   Division 9	\$ 583,637	\$ 586,519	\$ (2,882)
6005	Resilient Flooring & Carpet   Division 9	\$ 587,607	\$ 395,491	\$ 192,116
6005	Fabric Wrapped Panels   Architectures	\$ 35,000	\$ 31,500	\$ 3,500
6005	Painting and Intumescent Coating   NW Complete	\$ 307,207	\$ 141,710	\$ 165,497
6005	Signage   Sign Wizards	\$ 18,524	\$ 7,251	\$ 11,273
6005	Toilet Compartments   Barclay Dean	\$ 74,509	\$ 36,311	\$ 38,198
6005	Toilet and Bath Accessories   Barclay Dean	\$ 52,166	\$ 51,684	\$ 482
6005	Fire Protective Smoke Curtains   Interior Tech	\$ 78,869	\$ 72,386	\$ 6,483
6005	Security/Detention Equipment   CML Security	\$ 156,745	\$ 50,522	\$ 106,223
6005	Window Washing Equipment   Steelkor	\$ 66,089	\$ 66,089	\$ -
6005	Window Treatments   Iris	\$ 112,776	\$ 45,605	\$ 67,171
6005	Elevators   Kone	\$ 2,872,300	\$ 1,736,806	\$ 1,135,494
6005	Mechanical   Holaday-Parks	\$ 7,756,887	\$ 5,723,061	\$ 2,033,826
6005	Electrical   VECA	\$ 8,930,683	\$ 5,559,043	\$ 3,371,640
6005	Earthwork, Site Demo & Utilities   Interwest	\$ 679,053	\$ 793,420	\$ (114,367)
6005	Site Concrete   MidMountain	\$ 785,000	\$ 819,686	\$ (34,686)
6005	Fences & Gates   Secure-A-Site	\$ 23,175	\$ 647	\$ 22,528
6005	Irrigation and Planting   A-1 Landscape	\$ 612,434	\$ -	\$ 612,434
6005	Direct Costs Subtotal:	\$ 38,938,486.00	\$ 29,146,112	\$ 9,792,374
6005	Provisional Sums / Allowances / Phasing	\$ 380,000	\$ 196,183	\$ 183,817
6005	Design Contingency	\$ 150,000	\$ -	\$ 150,000
6005	Negotiated Support Services	\$ 3,095,813	\$ 1,532,342	\$ 1,563,471
6005	Risk Contingency at 3%	\$ 1,276,929	\$ 14,031	\$ 1,262,898
6005	NSS, Bonding, Insurance, Contingencies Subtotal:	\$ 4,902,742	\$ 1,742,556	\$ 3,160,186
6005	<b>Max Allowable Const Contract (MACC):</b>	<b>\$ 43,841,228</b>	<b>\$ 30,888,668</b>	<b>\$ 12,952,560</b>
	<b>GCCM General Conditions and Fee</b>		\$ -	
6005	GCCM Specified General Conditions	\$ 2,565,843	\$ 2,014,089	\$ 551,754
6005	GCCM Fee @ 6.2% (incl credit from Hoffman of \$243,821)	\$ 2,474,335	\$ 1,782,001	\$ 692,334
6005	GCCM General Conditions and Fee Subtotal:	\$ 5,040,178	\$ 3,796,090	\$ 1,244,088
6005	Hoffman Construction (HCC) Change Order 1	(\$144,807)	(\$144,807)	(\$0)
6005	Hoffman Construction (HCC) Change Order 2	(\$39,558)	(\$39,558)	\$0
6005	Hoffman Construction (HCC) Change Order 3	\$154,583	\$136,593	\$17,990
6005	Hoffman Construction (HCC) Change Order 4	\$61,041	\$57,782	\$3,259
6005	Hoffman Construction (HCC) Change Order 5	\$172,886	\$171,127	\$1,760
6005	Hoffman Construction (HCC) Change Order 6	(\$24,636)	(\$24,636)	\$0
6005	Hoffman Construction (HCC) Change Order 7	\$65,007	\$58,374	\$6,633
6005	Hoffman Construction (HCC) Change Order 8	(\$10,228)	(\$10,228)	\$0
6005	Hoffman Construction (HCC) Change Order 9	\$5,379	\$5,379	\$0
6005	Hoffman Construction (HCC) Change Order 10	\$44,604	\$43,802	\$802
6005	Hoffman Construction (HCC) Change Order 11	\$18,611	\$16,748	\$1,863
6005	Hoffman Construction (HCC) Change Order 12	\$36,506	\$32,753	\$3,753

# Snohomish County Courthouse Renovation and Addition Project

August 2020

DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
<b>GCCM Costs</b>				
6005	Hoffman Construction (HCC) Change Order 13	\$67,303	\$61,941	\$5,362
6005	Hoffman Construction (HCC) Change Order 14	\$36,573	\$30,955	\$5,618
6005	Hoffman Construction (HCC) Change Order 15	\$94,612	\$69,263	\$25,349
6005	Hoffman Construction (HCC) Change Order 16	\$32,513	\$14,105	\$18,408
6005	Hoffman Construction (HCC) Change Order 17	\$109,224	\$34,412	\$74,812
6005	Hoffman Construction (HCC) Change Order 18	\$327,812	\$184,973	\$142,839
6005	Hoffman Construction (HCC) Change Order 19	\$46,958	\$2,490	\$44,468
6005	Hoffman Construction (HCC) Change Order 20	\$6,066		\$6,066
6005	Hoffman Construction (HCC) Change Order 21	\$29,207	\$14,186	\$15,021
6005	Hoffman Construction (HCC) Change Order 22	\$46,124		\$46,124
6005	Hoffman Construction (HCC) Change Order 23	\$14,169		\$14,169
6005	<b>MACC + GCCM General Conditions and Fee</b>	<b>\$50,031,355</b>	<b>\$ 35,400,412</b>	<b>\$ 14,630,943</b>
6004	<b>GCCM Preconstruction Services</b>			
6004	GCCM Preconstruction Services	\$ 1,264,527	\$ 1,015,306	\$ 249,221
6004	Chiller Work Performed under Preconstruction	\$ 319,133	\$ 295,313	\$ 23,820
6005	GCCM Preconstruction Services Subtotal:	\$ 1,583,660	\$ 1,310,619	\$ 273,041
6005	<b>Total Construction Cost (TCC):</b>	<b>\$ 51,615,015</b>	<b>\$ 36,711,031</b>	<b>\$ 14,903,984</b>
6005	State Sales Tax on TCC:	\$ 4,895,111	\$ 3,460,179	\$ 1,434,932
6005	<b>Total Construction Cost + Sales Tax:</b>	<b>\$ 56,510,126</b>	<b>\$ 40,171,210</b>	<b>\$ 16,338,916</b>
DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
<b>Project Soft Costs / Owner-direct Work</b>				
DAC	Owner Direct Work		\$ -	
1011	Regular Salaries	\$ 646,080	\$ 581,855	\$ 64,225
2013	Personnel Benefits	\$ 223,188	\$ 207,189	\$ 15,999
3110	Miscellaneous Supplies	\$ 10,000	\$ 9,593	\$ 407
4101	Professional Services	\$ 20,000	\$ 16,798	\$ 3,202
4901	CH Project Misc	\$ 109,131	\$ 115,871	\$ (6,740)
6000	Capital Costs	\$ 295,313	\$ 295,313	\$ 0
4601	OCIP Program / Builder's Risk	\$ 788,901	\$ 788,901	\$ (0)
9125	Interfund Security (Fire Watch in Tunnel)	\$ 32,267	\$ 22,331	\$ 9,936
9511	Interfund Space Rent	\$ 171,391	\$ 170,115	\$ 1,275
9516	Interfund Energy Office	\$ 1,923	\$ 1,918	\$ 5
9905	Interfund Training	\$ 879	\$ 876	\$ 3
6001	Utility Work - Design & Construction	\$ 72,870	\$ 56,021	\$ 16,848
6011	Property Acquisition	\$ 448	\$ 448	\$ -
5102	City of Everett Fees	\$ 175,000	\$ 164,616	\$ 10,384
3109	Technology Equipment <5k	\$ 205,000	\$ 36,984	\$ 168,016
6411	Technology Equipment >5k	\$ 55,000	\$ 140,832	\$ (85,832)
3103	Signage / Wayfinding Fabrication & Install	\$ 150,000	\$ 50	\$ 149,950
3104	Furniture Fixtures & Equipment <5k	\$ 456,541	\$ 704,363	\$ (247,823)
6003	Furniture Fixtures & Equipment >5k	\$ 192,524	\$ 22,063	\$ 170,460
4902	Moves / Staff Relocations / TTs	\$ 718,719	\$ 819,649	\$ (100,930)
4102	AE Programming, Site Options, SD	\$ 1,321,900	\$ 1,321,900	\$ 0
4103	AE Design Development through Project Closeout	\$ 3,968,460	\$ 3,685,994	\$ 282,466
4103	<i>AE Additional Services Requests (through ASR #10)</i>	<i>\$ 39,394</i>	<i>\$ 39,394</i>	<i>\$ 0</i>
6596	Siemens Security & Access Control	\$ 503,084	\$ 551,735	\$ (48,651)
3111	Exterior Canopy / Pedestrian Platform Allowance	\$ 50,000	\$ 44,374	\$ 5,626
6597	1x1 Ceiling Tile Replacement Allowance	\$ 25,000	\$ -	\$ 25,000
4109	GCCM Compliance / PMCM / VE / Estimating / Auditing	\$ 2,304,860	\$ 2,077,928	\$ 226,932
4114	Commissioning	\$ 210,000	\$ -	\$ 210,000
4118	Hazardous Materials Abatement & Demo	\$ 4,679,585	\$ 3,021,773	\$ 1,657,812
4118	<i>Performance Abatement (PAS) Change Order 1</i>	<i>\$ 74,675</i>	<i>\$74,675</i>	<i>\$ 0</i>
4119	Hazardous Material Inspection / Reports	\$ 780,329	\$ 679,526	\$ 100,803
4818	Haz Mat Abatement-Labor	\$ 17,698	\$ 15,777	\$ 1,921
4120	Legal	\$ 15,000	\$ 6,119	\$ 8,881
4122	Testing / Special Inspection	\$ 325,000	\$ 252,455	\$ 72,545
4122	<i>Mayes / Terracon Additional Services</i>	<i>\$ 24,742</i>		<i>\$24,742</i>

DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
<b>GCCM Costs</b>				
4123	Survey Work	\$ 40,000	\$ 31,057	\$ 8,943
4124	Traffic Consulting	\$ 5,000	\$ 4,149	\$ 851
	Owner Work Subtotal:	\$ 18,709,901	\$ 15,962,644	\$ 2,747,257
<b>ADJUSTMENT: Building User-Funded Project Enhancements</b>		<b>\$ (388,761)</b>		
	Remaining Owner Project Contingency	\$1,307,088		\$1,307,088
	Subtotal Soft Costs:	\$ 19,628,228	\$ 15,962,644	\$ 4,054,345
<b>Totals:</b>		<b>\$ 76,138,353</b>	<b>\$ 56,133,853</b>	<b>\$ 20,004,500</b>

\$ 71,915,886

Total Budget Approved by Council on July 30, 2018: \$ 76,579,770

Art Allowance Reduction: \$ (441,417)

**TOTAL APPROVED BUDGET: \$ 76,138,353**

(Over) / Under Budget: \$0

## Cost Events Approved Within The Past 60 Days

6005	HCC	Balance Forward: Previous Months	\$ 826,955
4118	PAS		\$ 74,675
4103	SLAM		\$ 25,156
4122	MAY		\$ 24,742
6005	HCC	CE 390 - RFI 429.2 - Window Stool Trim Extensions	\$29,396
6005	HCC	CE 404 - RFI 459 - Door Revision at Stair 2	\$2,435
6005	HCC	CE 432 - ASI 53 - Jury Assembly Platform ( <i>user-funded</i> )	\$75,836
6005	HCC	CE 448 - RFI 525 - Vestibule Thresholds	\$970
6005	HCC	CE 452 - RFI 458.1 - Stair Post Infill	\$500
6005	HCC	CE 461 - RFI 537 - Elevator Machine Room Sign	\$87
6005	HCC	CE 264 - RFI 120.2 - Revised Details at Won Door	\$ 3,141.00
6005	HCC	CE 402 - RFI 465 - Replace Windowsill Trim in 3A	\$ 1,195.00
6005	HCC	CE 410 - RFI 475 - Podium Ballistic Glazing	\$ 1,469.00
6005	HCC	CE 254 - RFI 294 - Delete Coping Caps	\$ 2,737.00
6005	HCC	CE 401 - RFI 471 - Add Solid Wood Base in 3A	\$ 1,112.00
6005	HCC	CE 329 - RFI 388 - Flooring in Bar Association	\$ 1,315.00
6005	HCC	CE 340 - RFI 395 Series AV Revisions ( <i>user-funded</i> )	\$ 312,925.00
6005	HCC	CE 418 - RFI 495 - Delete Lights in Jury Assembly	\$ (12,560.00)
6005	HCC	CE 419 - RFI 494 - Data for Imaging Rooms	\$ 3,909.00
6005	HCC	CE 439 - RFI 509 - Paper Towel Dispenser Mounting	\$ 4,589.00
6005	HCC	CE 445 - RFI 523 - Extend Countertops	\$ 3,029.00
6005	HCC	CE 450 - RFI 524 - Add 3 Bollards to North Plaza	\$ 4,951.00
6005	HCC	CE 393 - RFI 373.3 - Firesafing Revisions	\$ 11,950.00
6005	HCC	CE 458 - RFI 532 - Demo & Patch for Relocating ADA	\$ 394.00
6005	HCC	CE 462 - RFI 536 - Blueskin at Bottom of Mechanical	\$ 2,455.00
6005	HCC	CE 463 - RFI 535 - Added Hallway Carpet	\$ 3,323.00
6005	HCC	CE 465 - RFI 541 - Delete Anodized Sunshades	\$ 898.00
6005	HCC	CE 466 - RFI 540 - Shift Vestibule Furring for Lighting	\$ 624.00
6005	HCC	CE 467 - RFI 545 - Revise Millwork at Security	\$ 516.00
6005	HCC	CE 469 - RFI 546 - Cap Ends of Window Mullions	\$ 389.00
6005	HCC	CE 470 - RFI 343.3 - Add Fire-Rated Walls Near Door	\$ 1,121.00
6005	HCC	CE 308 - RFI 326/326.1 - Waterproofing Details	\$ 22,353.00
6005	HCC	CE 415 - ASI 50 - Changes to Urinalysis	\$ 2,296.00
6005	HCC	CE 447 - RFI 521 - Rotate Light in Office/Work Rm	\$ 504.00
6005	HCC	CE 471 - RFI 326.5 - Sealing High Eyebrow on Stair	\$ 930.00
6005	HCC	CE 473 - RFI 549 - Wall Protection & Corner Guard	\$ (795.00)
6005	HCC	CE 325 - RFI 373 - Revised Flashing/Caulking Details	\$ 19,455.00
6005	HCC	CE 367 - RFI 373.2 - Weather Barrier at Curtainwall	\$ 6,511.00
6005	HCC	CE 387 - RFI 198.5 - Fireproofing at Canopy	\$ 31,539.00
6005	HCC	CE 474 - ASI 5 Roller Shade Replacement Motors	\$ (36,143.00)
6005	HCC	CE 476 - RFI 553 - Bolt Covers on Urinals	\$ 486.00
6005	HCC	CE 481 - Email - Blinds Credit	\$ (12,418.00)
6005	HCC	CE 490 - RFI 326.6 - Change Lower Canopy Parapet	\$ 3,496.00

# Snohomish County Courthouse Renovation and Addition Project

August 2020

6005	HCC	CE 440 - RFI 516 - Prime Walls & Seal Windows - Rm	\$ 1,010.00
6005	HCC	CE 511 - Email - Final Clean for Hoffman	\$ (7,870.00)
6005	HCC	CE 361 - RFI 425 - Cooling Tower Steel Support	\$ 21,093.00
6005	HCC	CE 409 - RFI 425.2 - Cooling Tower Replacement	\$ 2,348.00
6005	HCC	CE 436 - RFI 507 - Revise Interior Column Wraps	\$ 3,465.00
6005	HCC	CE 498 - RFI 568 - FDC Locking Caps	\$ 1,148.00
6005	HCC	CE 505 - ASI 54 – Courtroom 2B Bookshelves	\$ 6,140.00
6005	HCC	CE 507 - RFI 574 - Cooling Tower Circuit	\$ 1,149.00
6005	HCC	CE 517 - RFI 570 - Swinging Stool Change	\$ 249.00
6005	HCC	CE 526 – OCIP Deduct	\$ (6,385.00)
6005	HCC	CE 433 - ASI 051 Revise Irrigation System	\$13,742.00
6005	HCC	CE 434 - RFI 504 - Fire Sprinkler Drain	\$2,582.00
6005	HCC	CE 460 - RFI 533 - Tie Security System into the Fire	\$5,369.00
6005	HCC	CE 480 - RFI 555 - Replace Lock Cylinder Cores	\$8,289.00
6005	HCC	CE 488 - RFI 560 - Provide Add'l Openings in South	\$(9,812.00)
6005	HCC	CE 497 - RFI 567 - Add CMU Partition Between L1	\$1,821.00
6005	HCC	CE 504 - RFI 579.1 - 12" Axiom Trim at Room 1050	\$1,774.00
6005	HCC	CE 451 - RFI 530 - Add Stainless Handrail to ADA	\$7,255.00
6005	HCC	CE 518 - RFI 529.1 - SW Corner Tie In	\$5,466.00
6005	HCC	CE 519 - RFI 599.1 - Change Wall Types East End of	\$2,134.00
6005	HCC	CE 522 - RFI 600 - Add Cap for Fire Shutter Track	\$940.00
6005	HCC	CE 529 - ASI 56 - Additional Bank of Pistol Lockers	\$4,415.00
6005	HCC	CE 535 - RFI 612 - Stabilize Partitions at Precast Walls	\$2,149.00
4103	SLAM	Additional Service Request No. 10 (architectural)	\$14,238
		<b>Total as of 07/31/20:</b>	<b>\$ 1,531,157</b>
6005	HCC	CE 546 – RFI 621.1 – Move Wall in Room 1110	\$2,480.00
6005	HCC	CE 545 - RFI 617 - Revisions from Elevator	\$(1,979.00)
6005	HCC	CE 520 - RFI 598 - Plant Berm Revisions and	\$4,297.00
6005	HCC	CE 537 - RFI 619 Series - Replace Insulation on	\$7,482.00
6005	HCC	CE 547 - RFI 626 - Change Card Reader Location	\$570.00
6005	HCC	CE 551 - RFI 632 - Elevator Lobby Tile	\$(2,424.00)
6005	HCC	CE 532 - RFI 608 - Add Trench Drain and Rock	\$2,438
6005	HCC	CE 557 - RFI 632 – Add restroom Signage	\$1,305
		<b>Total Pending Changes (changes after 07/31/20):</b>	<b>\$ 14,169</b>
		<b>Total Approved To Date:</b>	<b>\$ 1,545,326</b>

HCC: Hoffman Construction.

PAS: Performance Abatement.

SLAM: S/L/A/M Collaborative Architecture (formerly Heery Architecture | Justice Group).

MAY: Mayes / Terracon Special Inspections

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## **Appendix B: Schedule**

Planned activities for the next 6 weeks. Activities marked with an “A” (for actualized) are in progress.

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## Snohomish County Courthouse (Current)

ID	Activity Name	Sub	Dur	Start	Finish	Comments	Sep 20	Sep 27	Oct 04	Oct 11	Oct 18	Oct 25	Nov 01	
Snohomish County Courthouse (Current)			194	24-Feb-20 A	24-Nov-20									
Staff Relocation Notifications			10	09-Oct-20	23-Oct-20									
SVT15	Notification - 74 Days Prior to Existing Building Level 4 Work	HCC	0		09-Oct-20									◆ Notification - 74 Days Prior to Existing Building Level 4 Work
SVT14	Notification - 74 Days Prior to Existing Building Level 3 Work	HCC	0		16-Oct-20									◆ Notification - 74 Days Prior to Existing Building
SVT16	Notification - 74 Days Prior to Existing Building Level 5 Work	HCC	0		23-Oct-20									◆ Notification - 74 Days Prior
COVID-19			163	13-Mar-20 A	30-Oct-20									
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	163	13-Mar-20 A	30-Oct-20									COVID
Phase 1 - Addition, Existing Basement Remodel, RR Core			61	03-Aug-20 A	27-Oct-20									
Phase 1 - New Addition			61	03-Aug-20 A	27-Oct-20									
Phase 1 - New Addition - Site Finishes			60	03-Aug-20 A	26-Oct-20									
C2039	Site - Sitework / Landscaping West of 12.1 Line	A-1	60	03-Aug-20 A	26-Oct-20									Site - Sitework / L
Phase 1 - New Addition - Commissioning & Startup			1	27-Oct-20	27-Oct-20									
C2209	Addition Cx - FPTs Irrigation	KBA	1	27-Oct-20	27-Oct-20									Addition Cx - F
Phase 2 - Existing Courthouse Renovation			194	24-Feb-20 A	24-Nov-20									
Phase 2 - South Shearwall			17	13-Oct-20	04-Nov-20									
Phase 2 - Basement Shearwall			17	13-Oct-20	04-Nov-20									
C2435	SSW BL - Demo SOMD for Rebar at Level 1	PAS	2	13-Oct-20	14-Oct-20									SSW BL - Demo SOMD for Rebar at Level 1
C2433	SSW BL - Form Basement to Level 1	IW	7	15-Oct-20	23-Oct-20									SSW BL - Form Basemen
C2434	SSW BL - Rebar Basement to Level 1	IW	8	26-Oct-20	04-Nov-20									
Phase 2 - Level 1 Renovation			42	10-Sep-20 A	06-Nov-20									
C1261	Existing L1 - Final Inspections / Test & Commission	HCC	20	09-Oct-20	05-Nov-20									
C1234	Existing L1 - Install Furniture & Appliances	Owner	2	19-Oct-20*	20-Oct-20									Existing L1 - Install Furniture & App
Phase 2 - Level 1 Renovation - GL C-F / 16-24 - PRIORITY 1A (A)			15	21-Sep-20 A	09-Oct-20									
C2350	Existing L1 A - Set Plumbing Fixtures (includes Family Restroom 1019)	HP	4	21-Sep-20 A	24-Sep-20									Existing L1 A - Set Plumbing Fixtures (includes Family Restroom 1019)
C2292	Existing L1 A - Millwork Courtroom GLC-E	ART	15	21-Sep-20 A	09-Oct-20									Existing L1 A - Millwork Courtroom GLC-E
C2288	Existing L1 A - Plumbing Trim Out	HP	3	25-Sep-20	29-Sep-20									Existing L1 A - Plumbing Trim Out
C2354	Existing L1 A - Install Doors & Hardware	BHW	3	28-Sep-20*	30-Sep-20									Existing L1 A - Install Doors & Hardware
C2293	Existing L1 A - Install ACT Tiles	AP	4	02-Oct-20*	07-Oct-20									Existing L1 A - Install ACT Tiles
Phase 2 - Level 1 Renovation - Office of Public Defense Rooms 1500 / 1510 / 1515 / 1520 (B)			7	23-Sep-20	01-Oct-20									
C2345	Existing L1 B - Elec Trim Out	VECA	1	23-Sep-20*	23-Sep-20									Existing L1 B - Elec Trim Out
C2263	Existing L1 B - Patch Spline Ceiling	AP	4	23-Sep-20*	28-Sep-20									Existing L1 B - Patch Spline Ceiling
C2268	Existing L1 B - Millwork	ART	2	24-Sep-20*	25-Sep-20									Existing L1 B - Millwork
C2344	Existing L1 B - Doors & Hardware	BHW	1	28-Sep-20*	28-Sep-20									Existing L1 B - Doors & Hardware
C2365	Existing L1 B - Install Vinyl Tile 1500 / 1520	D9	2	28-Sep-20	29-Sep-20									Existing L1 B - Install Vinyl Tile 1500 / 1520
C2367	Existing L1 B - Install Base 1500 / 1520 / 1520	D9	2	28-Sep-20	29-Sep-20									Existing L1 B - Install Base 1500 / 1520 / 1520
C2269	Existing L1 B - Install ACT Grid 1500	AP	1	30-Sep-20*	30-Sep-20									Existing L1 B - Install ACT Grid 1500
C2270	Existing L1 B - Install ACT Tiles 1500	AP	1	01-Oct-20	01-Oct-20									Existing L1 B - Install ACT Tiles 1500
Phase 2 - Level 1 Renovation - Public Lobby Rooms 1050 / 1100 / 1300 - PRIORITY 1A (C)			17	10-Sep-20 A	02-Oct-20									
C2290	Existing L1 C - Install Large Format Floor Tile & Grout	D9	5	10-Sep-20 A	24-Sep-20									Existing L1 C - Install Large Format Floor Tile & Grout
C2381	Existing L1 C - Install ACT Tiles	AP	3	28-Sep-20*	30-Sep-20									Existing L1 C - Install ACT Tiles
C2427	Existing L1 C - Install Rubber Base	D9	2	01-Oct-20	02-Oct-20									Existing L1 C - Install Rubber Base
C2460	Existing L1 C - Install Carpet in Waiting Room 1300	D9	2	01-Oct-20	02-Oct-20									Existing L1 C - Install Carpet in Waiting Room 1300
Phase 2 - Level 1 Renovation - Shearwall / Collector Plates GL C / 5-15 (D)			10	26-Oct-20	06-Nov-20									
C2437	Existing L1 D - Form	IW	5	26-Oct-20	30-Oct-20									Existing



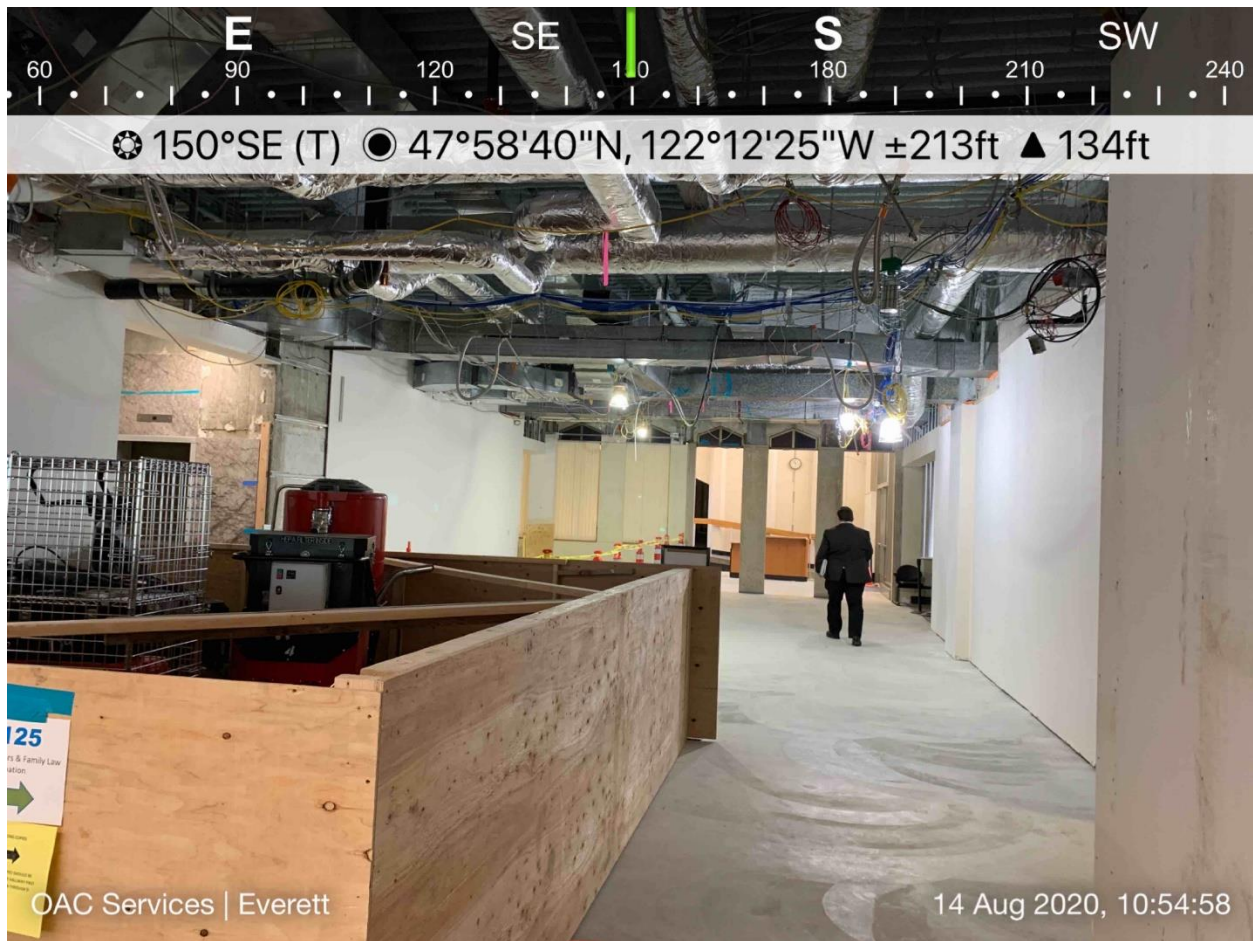




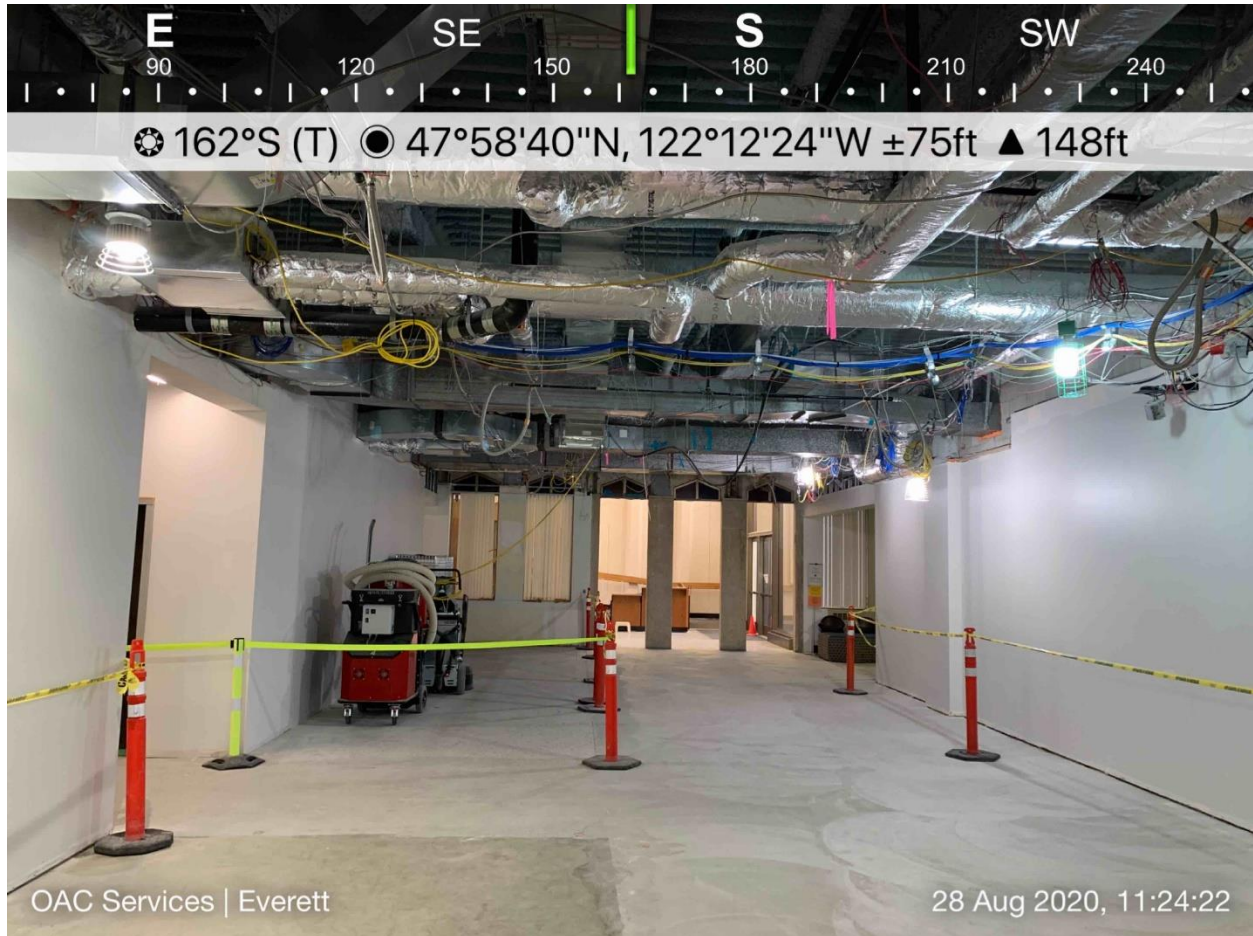
## **Appendix C: Photos of Progress Since Previous Report**



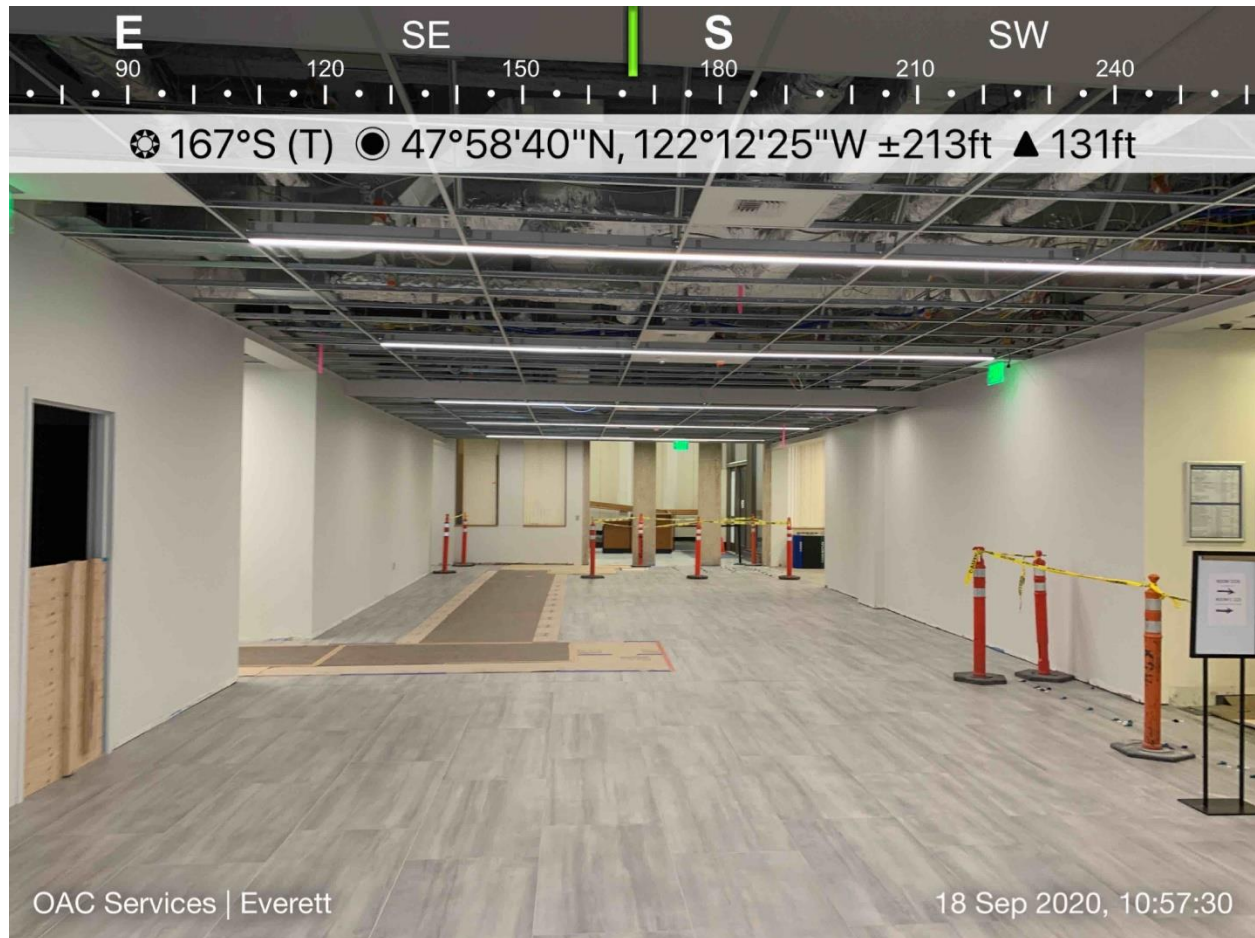




*Courthouse first floor's main public thoroughfare in mid-August.*

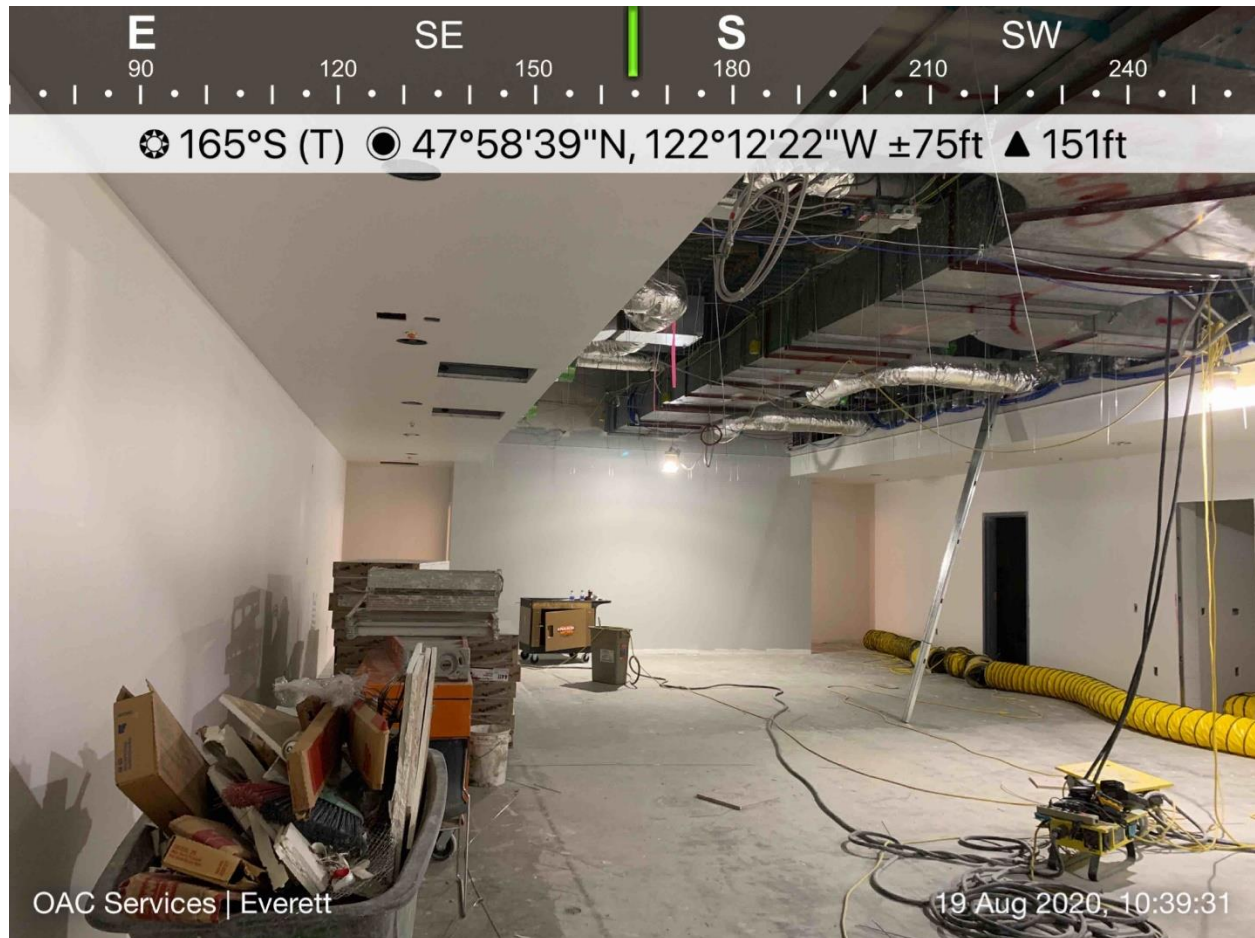


*Courthouse first floor's main public thoroughfare near the end of August.*

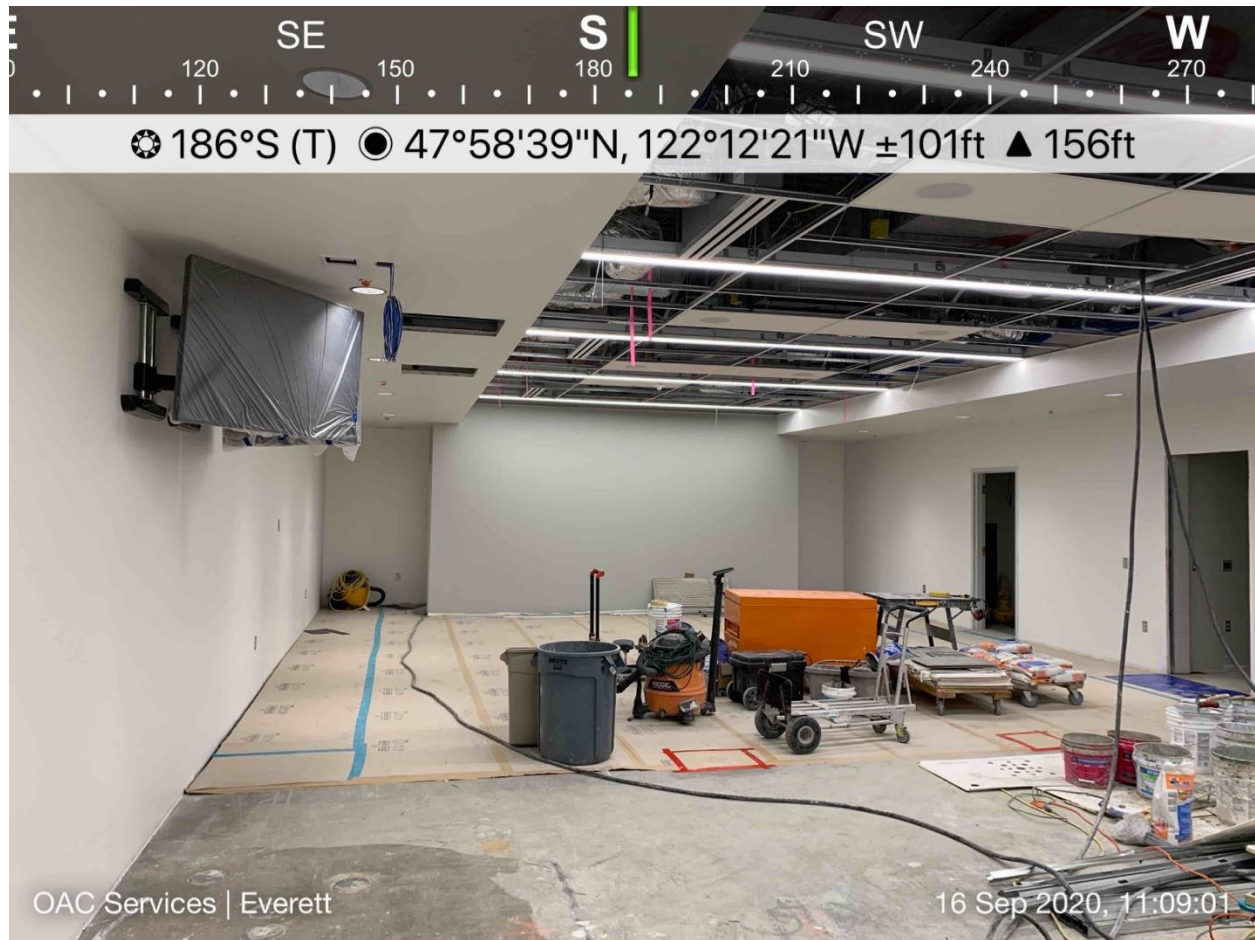


*Courthouse first floor's main north-south public corridor in mid-September. Future family restroom is at the left edge of this photo.*





*Replacement Superior Court Criminal Hearings Courtroom in mid-August. View is south-southwest from bench area toward the back of the gallery.*

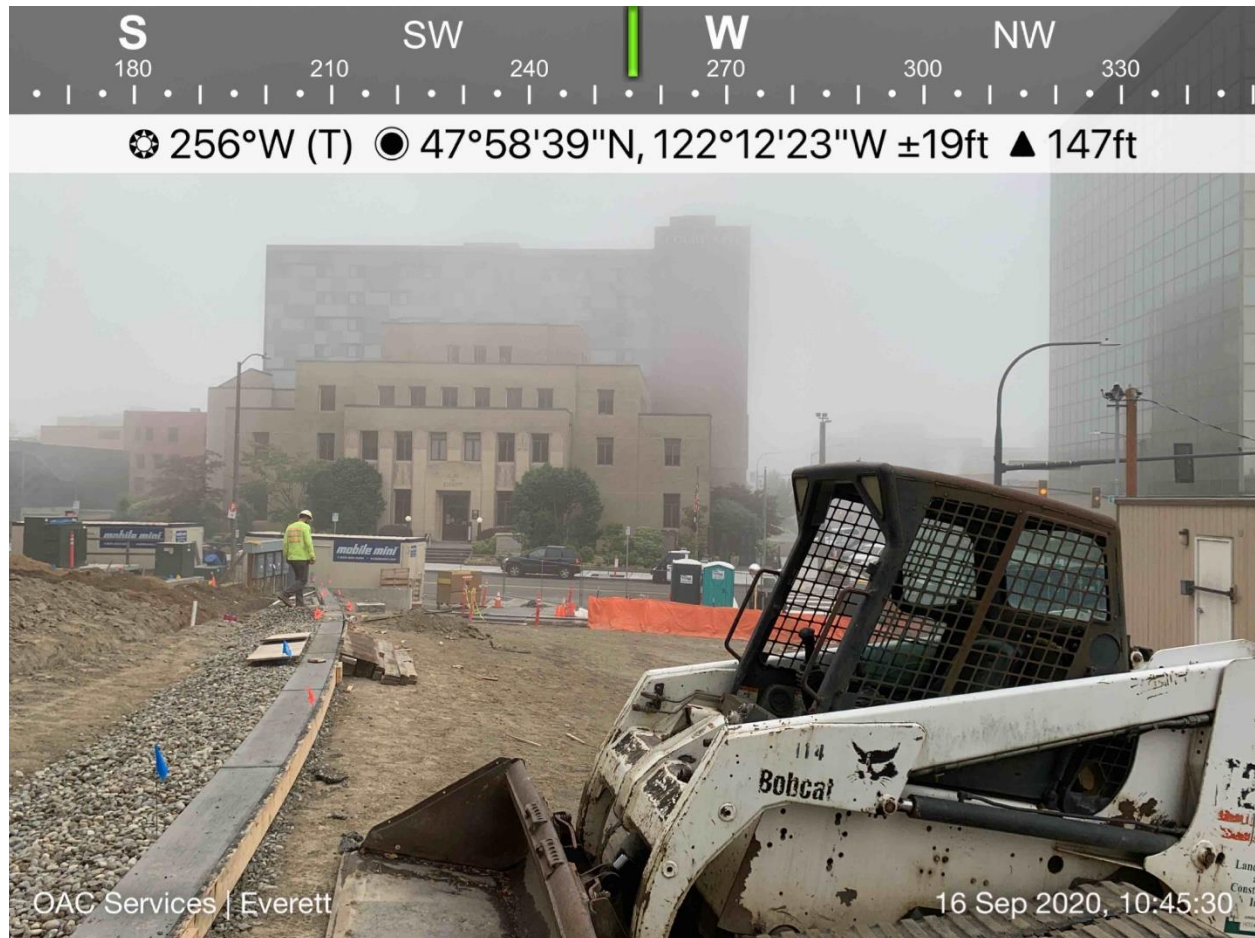


*Replacement Superior Court Criminal Hearings Courtroom in mid-September.*



*Start of excavation and regrading on the Northwest Plaza in mid-August.*





*Recent regrading, irrigation trenching, and site utilities progress on the Northwest Plaza.*